

Summary of Changes to the King County Code

King County Comprehensive Plan 2004 The Executive Recommended Plan March 1, 2004

This section contains summaries of the proposed changes to the King County Code. To see the complete code sections with changes in legislative format, please visit the King County website at <http://www.metrokc.gov/ddes/compplan>.

Title 13 – Water and Sewer Systems

- Requires water and sewer comprehensive plans to consider opportunities for use of reclaimed water
- Requires all new development, whenever feasible, to be served by an existing public water system
- Limits approval of a new public system unless it is owned and operated by a satellite management agency or conditions for such future ownership
- Limits the use of exempt wells for subdivisions in the Rural Area. Each subdivision would be allowed to have one exempt well to serve up to six houses. Additional wells would be allowed only if the flow from one well is not sufficient to serve six houses.
- Clarifies that an individual well may be allowed in the Urban Area only to provide service to a single parcel

Title 14 – Roads and Bridges

Changes the Concurrency Management Program to reflect the annual update of the concurrency residential map and changing to a new concurrency methodology involving a travel time performance measure. The concurrency traffic model will continue to be used for testing residential concurrency zones and proposed commercial developments to determine if they meet the county's adopted level of service standards. The highlights of the concurrency code changes are:

- Changes the critical segment evaluation from a volume to capacity measure to a travel time measure
- Adds definitions related to travel time
- Modifies the level of service standards for the urban area and rural towns (E) and maintains the rural area LOS (B)
- Updates residential concurrency map
- Specifies that certain types of residential and commercial development and public facilities may be subject to less restrictive LOS standards

Title 19A – Land Segregation

- Requires a five-year period between development of adjacent subdivisions using exempt wells for water supply
- Technical change on determining the legal status of a lot
- Prohibits adjacent short plats on parcels of common ownership in the Urban Growth Area

Title 21A – Zoning

1. Chapter 21A.06 - Definitions

- Adds definitions for:
 - Dwelling unit, cottage housing
 - Horticulture center
 - Materials processing facility
 - Processing operation, waste materials
 - Puget Sound counties
- Modifies definitions of:
 - Agricultural product sales
 - Interim recycling facility

2. Chapter 21A.08 – Permitted Uses

- Adds cottage housing as an allowed residential structure in R4-R8 zones. Each development is limited to sixteen detached cottage units on a maximum of one acre clustered around at least one common open space. Cottage housing developments with a total acreage greater than one acre cannot be adjacent to each other. (21A.08.030)
- Allows natural resource and heritage museums in the Agriculture and Forest zones in existing farm structures, such as barns, and in forestry structures, such as saw mills. (21A.08.040)
- Allows farm and forest machinery repair as an accessory use to agriculture or forestry operations in the Agriculture and Rural zones. (21A.08.050)
- Interim recycling facilities, which no longer include processing of source-separated organic waste, are allowed in all zones with certain conditions. (21A.08.050)
- Allows storage of agricultural products with at least sixty percent of the products grown or produced in Puget Sound counties. Establishes size limits for structures used for storage, refrigeration and warehousing. (21A.08.050)
- Allows commuter parking as a permitted use when accessory to an allowed industrial use. (21A.08.060)
- Allows establishment of a horticultural center on parcels with a minimum lot size of 40 acres in the Rural Area. The horticultural center can include greenhouses, an arboretum, meeting space, florist shop, gift shop and a small restaurant. (21A.08.070)
- Sixty percent of the products sold under agricultural products sales must be grown or produced in Puget Sound counties. Larger facilities, authorized through a conditional use permit must be accessory to an agricultural use. (21A.08.070)
- Allows expanded sales area for garden product sales from 500 square feet to 2,000 square feet in the Agricultural zones. (21A.08.070)
- Allows processing of agricultural products with at least sixty percent of the products grown or produced in Puget Sound counties. Establishes size limits for processing structures. (21A.08.080)
- Allows saw mills as a conditional use in the RA-10 zone on lots at least 10 acres in size. (21A.08.080)

- Limits the time period for a mineral processing operation as a continuation of a mineral extraction use. (21A.08.090)
- Limits the time period for an asphalt or concrete batch processing operation as a continuation of a mineral processing use. (21A.08.090)
- Allows as a conditional use a mineral processing operation or an asphalt or concrete batch processing operation as a continuation of a mineral extraction use in the Mineral Zone. (21A.08.090)
- For public works projects, allows in the Forest and Mineral zones asphalt and concrete batch processing under a temporary grading permit. (21A.08.090)
- Materials processing facilities in the Agriculture zone are allowed, but limited in size to process agricultural waste materials. In the Forest zone, the facilities are limited as an accessory to a sawmill use. Materials processing facilities in the Mineral zone are allowed as a continuation of a mining use and may continue beyond the mining activity under certain circumstances. (21A.08.090)

3. Chapter 21A.12 – Density and Dimensions

Allows maximum density to be exceeded for cottage housing developments. Sets height limits for cottage housing.

4. Chapter 21A.14 Design standards

- Establishes design standards for cottage housing. Each unit can be no more than 1,200 square feet with a footprint no bigger than nine hundred square feet. The open space or common area must be at least 250 square feet, fifty percent of the houses must be clustered around the open space and the dwelling units must be at least ten feet apart.
- Clarifies that subdivision in the Urban Reserve zone cannot use septic systems for sewage disposal.

5. Chapter 21A.16 – Landscaping and Water Use

Exempts from the landscaping standards uses that support natural resource industries in the Agriculture and Forest zones such as agricultural product sales, processing or storage.

6. Chapter 21A.18 – Parking and Circulation

Exempts from the parking standards uses that support natural resource industries in the Agriculture and Forest zones such as agricultural product sales, processing or storage.

7. Chapter 21A.22 – Mineral Extraction

- Chapter applies to materials processing facilities in addition to mineral extraction.
- Adds a requirement for a pre-application community meeting for a new or expanding mineral extraction or materials processing operation.
- Modifies provisions governing the five-year periodic review of mineral extraction or materials processing operations to include a determination of whether current site design and operation standards are applied.
- Modifies provisions relating to site design standards to increase the setbacks required between the activities and public streets and properties in other zones.
- Modifies operating conditions and performance standards to require a blasting plan that meets specific standards if blasting is conducted; require compliance with best management practices to control dust and smoke; require compliance with King County's Surface Water Management regulations; and require management of the site after the mineral resource is exhausted or the site is abandoned.
- Modifies requirements for reclamation, including requiring a state approved reclamation plan before a rezone is approved and establishing specific standards for the reclamation.

8. Chapter 21A.28 – Adequacy of Public Facilities and Services

References K.C.C. 13.24 for conditions on adequacy of water availability.

9. Chapter 21A.30 – Animals, Home Occupation, Home Industry

- Allows expansion of the area permitted for home occupations in the Rural Area, Agriculture, and Forest zones to be expanded by calculating the outdoor storage and parking areas based on lot size. The size for the indoor space remains unchanged.
- Requires landscape screening for any outdoor portion of a home occupation.

10. Chapter 21A.34 – Residential Density Incentives

Provides a density incentive, up to 200% of the base density, for the development of cottage housing in the Urban Area zones R-4, R-6, and R-8.

11. Chapter 21A.37 – Transfer of Development Rights (TDR)

- Technical changes regarding the operation of the TDR program.
- Removes eligibility of lands zoned RA-5 as receiving sites.
- Removes eligibility of portions of a lot; requires entire tax lot to be enrolled in the program.

12. Chapter 21A.38 – Special District Overlays

Amends the Agricultural Production Buffer, which applies to properties within and surrounding the Sammamish Agricultural Production District, to clarify that the requirement for 75% of a site to be left in open space applies only to residential subdivisions.